

087.0

0004

0001.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

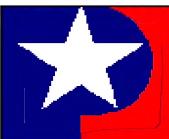
817,200 / 817,200

USE VALUE:

817,200 / 817,200

ASSESSED:

817,200 / 817,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78		CUTTER HILL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ALBAITI AHMED & PAIVI	
Owner 2:	
Owner 3:	
Street 1: 78 CUTTER HILL ROAD	
Street 2:	

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER	
Owner 1: VICKERS SUSAN -	
Owner 2: -	
Street 1: 78 CUTTER HILL ROAD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION
This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1935, having primarily Vinyl Exterior and 2100 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code
Descrip/No
Amount
Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5560	Sq. Ft.	Site			0	70.	1.06	12									410,762						410,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5560.000	406,400		410,800	817,200		55086
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18

PREVIOUS ASSESSMENT								Parcel ID	087.0-0004-0001.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	406,400	0	5,560.	410,800	817,200		Year end	12/23/2021
2021	101	FV	395,100	0	5,560.	410,800	805,900		Year End Roll	12/10/2020
2020	101	FV	334,900	0	5,560.	410,800	745,700	745,700	Year End Roll	12/18/2019
2019	101	FV	258,900	0	5,560.	381,400	640,300	640,300	Year End Roll	1/3/2019
2018	101	FV	258,400	0	5,560.	381,400	639,800	639,800	Year End Roll	12/20/2017
2017	101	FV	258,400	0	5,560.	334,500	592,900	592,900	Year End Roll	1/3/2017
2016	101	FV	258,400	0	5,560.	305,100	563,500	563,500	Year End	1/4/2016
2015	101	FV	244,600	0	5,560.	269,900	514,500	514,500	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT	PAT ACCT.
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VICKERS SUSAN,	74174-279	1	2/24/2020		950,000	No	No		
FLANDERS KEVIN	67945-319		9/1/2016	Estate/Div		1	No	No	
BROWN BARBARA O	57994-198		12/2/2011	Estate/Div	425,000	No	No	N	
	7116-277		1/1/1901	Family		No	No		

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
2/5/2020	204	Renovate	2,500	C				heat & a/c	5/13/2020	SQ Returned	JO	Jenny O											
4/18/2012	506	Manual	9,000					kitchen remodel an	4/17/2020	SQ Mailed	MM	Mary M											
2/13/2012	135	Manual	76,500					add construct smal	9/21/2018	MEAS&NOTICE	CC	Chris C											
2/2/2012	107	Manual	23,500					take down 1 bedroo	6/1/2012	Measured	JBS	JOHN S											
12/8/2011	1603	Manual	2,000						5/29/2012	Info Fm Prmt	MM	Mary M											
									3/2/2012	MLS	EMK	Ellen K											
									12/29/2008	Meas/Inspect	294	PATRIOT											
									4/4/2000	Measured	263	PATRIOT											
									12/1/1981		MM	Mary M											
										Sign:	VERIFICATION OF VISIT NOT DATA												/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 15 - Old Style	1	Rating: Average																	
Sty Ht: 1T - 1 & 3/4 Sty	2	Rating: Very Good																	
(Liv) Units: 1	Total: 1																		
Foundation: 3 - BrickorStone				Rating:															
Frame: 1 - Wood				Rating:															
Prime Wall: 4 - Vinyl				Rating:															
Sec Wall: %				Rating:															
Roof Struct: 1 - Gable				Rating:															
Roof Cover: 1 - Asphalt Shgl				Rating: Very Good															
Color: YELLOW				Rating:															
View / Desir:				Rating:															
GENERAL INFORMATION																			
Grade: C - Average																			
Year Blt: 1935		Eff Yr Blt:																	
Alt LUC:		Alt %:																	
Jurisdct: G13		Fact: .																	
Const Mod:																			
Lump Sum Adj:																			
INTERIOR INFORMATION																			
Avg Ht/FL: STD																			
Prim Int Wal 2 - Plaster																			
Sec Int Wall: %																			
Partition: T - Typical																			
Prim Floors: 3 - Hardwood																			
Sec Floors: 5 - Lino/Vinyl 15 %																			
Bsmnt Flr: 12 - Concrete																			
Subfloor:																			
Bsmnt Gar:																			
Electric: 3 - Typical																			
Insulation: 2 - Typical																			
Int vs Ext: S																			
Heat Fuel: 1 - Oil																			
Heat Type: 5 - Steam																			
# Heat Sys: 1																			
% Heated: 100	% AC: 100																		
Solar HW: NO	Central Vac: NO																		
% Com Wal	% Sprinkled																		
MOBILE HOME				Make:				Model:				Serial #							
SPEC FEATURES/YARD ITEMS																			
PARCEL ID 087.0-0004-0001.A																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	8X10	A	AV	1975	0.00	T	35.2	101							
More: N				Total Yard Items:				Total Special Features:				Total:							